

CITY OF LAS VEGAS

NEVADA

STREET NAMING AND
ADDRESS ASSIGNMENT
REGULATIONS

2009 EDITION

ADOPTED BY THE CITY COUNCIL BY
REFERENCE ON XX-XX-XXXX
ORDINANCE XXXX

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I. INTRODUCTION

These Regulations were developed through the concerted efforts of the County Wide 911 Committee which is comprised of several government agencies from Clark County, The city of Las Vegas, Henderson, North Las Vegas, Boulder City, Las Vegas Metropolitan Police Department, Las Vegas Fire Alarm Office, Las Vegas Valley Water District, Embarq, Nevada Power, U. S. Postal Service, and others.

The main goal of the County Wide 911 Committee is to seek the adoption of a Street Address Ordinance for each municipality in Clark County with the aim being able to develop a strategy that will enhance interlocal communication and many operations. It is anticipated this ordinance will provide aid in a cohesive addressing strategy, which can better serve all citizens that live within the Las Vegas Valley.

The major strength of this document is that it was designed to balance each municipalities desire and needs. This means that it can be altered to fit most community goals and objectives; the key purpose being to develop a system that insures rapid emergency response and utilizes information systems that are directed toward competent growth management.

The County Wide 911 Committee attempts to monitor the development industry and find solutions to problems with street naming and addressing. It is anticipated that the committee will continue to meet on a regular basis to further observe development activity and supervise the effectiveness of their efforts.

II. DEFINITIONS

ACCESS

Access is a way or means by which a vehicle enters a lot or parcel or a person enters a building.

ADDRESS

An address is a number, directional prefix, primary street name, and suffix. The property address is also called the site or general address.

ADDRESSING OFFICIAL

The addressing official is the Director of the Department of Planning and Development or designee charged with the administration of these standards.

AFFIXES

An affix is a directional identifier (North, South, East, West, etc.) that precedes the street name and is not a suffix. An affix is also known as a directional prefix.

ALIGNMENT

Alignment is the prolongation of street.

ASSESSOR'S PARCEL NUMBER

An assessor's parcel number is a number assigned to a lot or parcel for tax assessment identification.

BASELINE

A baseline is a north-south or east-west line used as a zero starting point for address numbers.

BUBBLE STREETS

A bubble street is a type of cul-de-sac which measures less than 100 feet from the point of radius of the turnaround to the centerline of the connecting street.

BLOCK INTERVAL

A block interval is a numerical grid by which each block is addressed. For the purposes of the Las Vegas Valley, each block has a numerical range from 0 to 100 and there are approximately 10 blocks per mile or approximately 528 feet per block.

BUILDING

A building is a structure designed for human occupancy or use.

COMMERCIAL-DEVELOPMENT

A commercial development is a development not intended for human habitation.

CUL-DE-SAC

A cul-de-sac is a street ending in a dead-end, not being an extension of another street, having no other street intersections, and not having the capability of connecting or intersecting with another street in the future.

DIRECTORY

A directory is an address information map or model located at an access point detailing building suite and/or unit location(s).

FLOOR

See *Story*

GENERAL ADDRESS

See *Address*

HUNDRED BLOCK

A hundred block is an incremental number breakdown of a section of land. It has a hundred numbers, 0 through 99.

HUNDRED BLOCK INDICATOR

A hundred block indicator is a number and has either a direction prefix or affix indicating the perpendicular distance of a street from its parallel baseline.

LEGAL ADDRESS

A legal address is the address that has been officially assigned by the City or Clark County, if annexed.

MAJOR ARTERIAL

A major arterial is a street falling on a Township or Range line, a section line, a quarter section line, or another alignment that is 80 feet in width or greater, which is designed to accommodate through-traffic with comparatively long vehicle trip lengths.

MAJOR DIVISION

A major division occurs in a nonresidential and/or mixed-use building(s) with a minimum of one structural/load bearing wall separating a minimum of two suites and/or buildings and has separate fire risers for each portion of the division.

MASTER SUBDIVISION ADDRESS

A master subdivision address is an address assigned for the management of records and permits pertaining to the total subdivision. The Master Subdivision address is also called the Master Site Address or Situs.

MIXED-USE

Mixed-Use is the vertical integration of residential uses and commercial or civic uses within a single building or a single development, where pedestrian access, vehicular access and/or parking functions for the uses are shared.

MUNICIPAL

In this context, municipal pertains to the city of Las Vegas.

MUNICIPAL GOVERNMENT

In this context, municipal government pertains to the city of Las Vegas.

NON-RESIDENTIAL COMPLEX

A non-residential complex is a commercial or industrial development having three or more buildings.

NUMBER

A number, in this context, is part of an address based on the numerical distance from an appropriate baseline.

PREFIX

See *Affixes*.

PERSON

In this context, a person refers to any individual, firm, corporation, partnership or other legal entity or their authorized agent.

PLAT

A plat is a scaled map of a town or a section of land that has been subdivided into lots showing the location and boundaries of the individual parcel with the streets, alleys, easements, and rights of use over the land of another.

POINT-OF-ORIGIN

A point-of-origin is the intersection of the north—south and east—west baselines establishing zero at the intersection. (See Figure 1)

PRIMARY STREET NAME

A primary street name is the portion of a street name which is neither a directional prefix nor a suffix.

Such as: (East) Charleston (Blvd.) = (directional prefix) primary name (suffix)

RESIDENTIAL - DEVELOPMENT

A residential development is a development intended for human habitation.

RESIDENTIAL COMPLEX

A residential complex is a development having three or more buildings.

SITE PLAN

A site plan is a map showing property boundaries with dimensional ties to section, township and range monuments, building locations, dimensions of property, buildings and setback distances to property lines, primary access points for property and buildings, dimensional ties of tenant improvements to a building shell, access from closest public street for non-subdivided parcels, with a north arrow.

SITE OR SITUS

A site or situs is the address of a lot, parcel or building; also called the "property address".

STREET

A street is any public or private thoroughfare or easement reserved for vehicle travel and access unless the context requires a different meaning.

STREET NAME

A street name is the primary street name and suffix. It shall not include the directional prefix.

STREET SIGN

A street sign displays the primary name, suffix, direction from a baseline and the north, south, east or west hundred block indicator of each street name.

STORY

The vertical distance from top to top of two successive finished floor surfaces; and for the topmost story, from the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters

SUITE NUMBER

See unit number for definition

STRUCTURE

A structure means, any fence, tower, edifice, or building of any kind, or any piece of work artificially built up or composed of parts joined together in some temporary or definite manner which requires location on the ground or is attached to something having a location on the ground which extends more than 36 inches above grade.

SUFFIX

A suffix is a word in a street name used to indicate a type of street. That portion of a street name which indicates that it is a right-of-way, such as "Street," "Avenue," "Lane," "Road," "Circle," "Court," "Way," etc.

TENANT IMPROVEMENT

A tenant improvement is an improved space within a building, which is under separate control, has primary access to exterior or interior public spaces, and is used for residential or nonresidential activity.

UNIT ADDRESS

The unit address is a specific number delineating individual unit locations within a single site. The number may be an individual address or a suite number. A unit address may share a common entrance, so long as there is a dividing wall and separate business licenses in the case of a commercial or industrial use.

III. STANDARD ADDRESSING REGULATIONS

- A. Address Assignments — All addresses shall be assigned by the Addressing Official or designee.
 - 1. All street addresses are to be unique and will not be duplicated.
 - 2. It shall be the property owners' and/or the developer's responsibility to obtain a legal address for new development.
 - 3. All local utility companies shall receive proof of a legal address prior to any utility service being connected.
(See Section VIII F.)
- B. Address Numbering
 - 1. An address shall be assigned within the appropriate addressing range in accordance with the provisions of Title 19 Chapter 9 of the Municipal Code.
 - 2. The number assigned shall be within the address range available within the appropriate hundred blocks.
 - 3. Address assignments shall be maintained on street address maps, charts and/or automated mapping systems that will reflect pertinent information on all legally subdivided lots.
 - 4. For the purpose of address assignment, curved streets shall be treated as if they were straight.
 - 5. All addresses on the east and north side of a street shall be given an even number except on a looped street.
 - 6. All addresses on the south and west sides of a street shall be given an odd number except on a looped street.
 - 7. A looped street shall be addressed from the appropri-

ated hundred block of the primary direction of the loop.

8. Addresses shall be assigned starting at the entrance of a looped street and continue counterclockwise around the outside with even numbers to the outside and odd numbers to the inside of the loop.

C. Address Changes and Vested Rights

1. At the request of the property owners or developer, the municipal government may grant an approval of an address change. However, the proposed address change must not conflict with the adopted municipal addressing system and/or any existing street names. An application fee shall be charged in relation to the processing of the application and shall be in accordance with the municipal Fee Schedule. The Fee Schedule is set forth by the Director of Planning and Development and approved by the City Council. From time to time the Fee Schedule may be amended by resolution of the City Council.
2. When there is knowledge of an incorrect address, and/or a duplicate street name and/or address, the affected property owners shall be promptly notified by the Planning and Development Department that a change of street name and/or address number may occur. Property owners do not have vested rights to street names and/or address numbers, even if a street name and/or address has been used for many years.
3. If a correction is deemed necessary by the Addressing Official the proper procedure shall be as follows:
 - a. For any street name change, the procedure shall be as outlined in Title 19 Chapter 18 Section 130 and be initiated by the municipality.

- b. For any address change the procedure will be as follows:
 - i. The Planning and Development Department shall correct the address on the street address maps, charts and/or automated mapping systems.
 - ii. The affected property owners will receive notice that the incorrect or duplicate address has been corrected.
 - iii. The municipal government shall notify the affected government agencies and utility companies in writing that an address change has occurred.
- 4. Any property owners of residential or non-residential structures affected by the provisions of this subsection shall, upon proper notice, bring such structures into conformance with this Ordinance within 6 months.
- 5. If the affected property owners or their designated representatives perceive that an address was unreasonably changed, then the affected property owners or their designated representatives may file an appeal to the Director of Planning and Development with the Planning and Development Department within 30 days from the date that proper notification was sent.
- 6. The decision of the Director of Planning and Development may be appealed to The City Council.

IV. STREET NAMING GUIDELINES

A. Street Name Applications

1. Newly assigned street names shall be reviewed and action will be taken concerning proposed street names within 30 days of submittal in accordance with Section VIII of this document.
2. The process for changing an existing street name shall be in conformance with Title 19, Chapter 18, Section 130.
3. The city of Las Vegas shall work closely with the other government entities in the Las Vegas Valley to communicate, automate and coordinate proposed street names.

B. Use of Street Names

1. A primary street name shall be used only once and shall not be used in any other alignment. The same primary street name can not be repeated with a different suffix, in the case where the street crosses jurisdictional boundaries.
2. Once a primary street name is assigned to any alignment it shall not change anywhere along the extension of that alignment unless the subject primary street name does not and cannot in the future connect to the existing public right-of-way.
3. Names that are the same or pronounced the same (homonyms) or similarly with different spellings may be used only once, e.g., Ellis: Alice, Allen: Alan, Hinson: Henson.
4. Only the common or correct spelling of street names will be accepted, e.g., Jane not Jayne, or Frederick not Phrederyck.

5. Street names in a foreign language will not be considered unless accompanied by a common English translation and their meaning is inoffensive and/or reasonable.
6. Foreign language suffixes (e.g. Via, Camino, Rua, Chemin, Rue, etc.) shall not be used in any part of a street name (e.g. Via Leño Cabana = Log Cabin Way; Rue Montagne Solitaire = Lone Mountain Road) and a Variance may not be sought.
7. Names that tend to be slurred or difficult to pronounce by emergency response services shall not be used.
8. Street names are restricted to a maximum of 20 characters (includes street name, space, affix, and suffix).
9. Directional prefixes (North/South, East/West) shall not be used unless the street or center line extended actually crosses the existing directional boundary line. (See Figure 1)
10. A street name that was used as two words cannot be used as one word and vice versa, e.g., Bitterroot Avenue as existing, proposed Bitter Root Avenue would not be acceptable.
11. Suffixes and directional prefixes are not permitted as street names or as part of the primary street name (e.g. South Hampton).
12. No street names can be a stand alone preposition, conjunction, numbers or letters.
13. Driveways shall not be named.

C. Use of Suffixes

1. When used, "Avenue" shall represent a generally east/west street.
2. When used, "Street" shall represent a generally north/south street.
3. When used, "Boulevard" or "Parkway" shall represent streets ranging from 80 feet to 120 feet wide.
4. When used, "Road" shall represent a 60-foot to 80-foot wide street.
5. When used, "Lane" shall represent a generally NE/SW Street.
6. When used, "Place" shall represent a generally NW/SE Street.
7. When used, "Drive" shall represent a multi-directional curved street.
8. When used, "Way" shall represent an "L" shaped Street with either leg being 200 feet wide or greater.
9. When used, "Circle" or "Loop" shall represent a street starting and ending on the same street or itself, e.g., a horseshoe shaped street.
10. When used, "Court" shall represent a cul-de-sac with no side streets.
11. When used, "Highway" shall represent a road with a minimum of a 150-foot wide right-of-way, have controlled access, and a high-speed road with grade separations at interchanges.

12. When used "Trail" shall represent a meandering road in a rural mountainous region.
13. If used, "Walk" shall represent a non-motorized path or track made across a wild region or rough country for the passage of humans or animals.

V. CONFIGURATION FOR STREET NAMING

A. Offset Street Alignments

1. When a major street (right-of-way 80 feet or greater in width) changes its alignment at an intersection by less than 150 feet, it shall retain the name of the original alignment to provide traffic and addressing continuity. (See Figure 2A).
2. Curvilinear Streets that maintain the same alignment within 150 feet shall maintain the same street name.
3. When a major street changes its alignment at an intersection and then returns to its original sectional alignment, it shall retain the same name. The affix will change when a street crosses an existing north/south or east/west addressing zero line. (See Figure 2B).
4. A street in a residential development that shifts its alignment (north/south on a east/west alignment or east/west on a north/south alignment) at an intersection by a distance equal to or less than the alignment right-of-way may retain its original alignment name. (See Figure 2C).

B. Straight Streets

1. A newly developed street shall assume the name of the street with which it aligns unless the street does not and cannot in the future connect to an existing street segment along the alignment. (See Figure 3A)
2. When a street is not in alignment with, nor an extension of any existing street, a new street name shall be assigned to the street. (See Figure 3B)

3. Once a street name is assigned to an alignment, it may not be assigned to any other alignment. (See Figure 3C)

C. Cul-de-sac and Bubble Streets

1. When a cul-de-sac is located at the end of an existing street right-of-way or alignment, it shall be given the same primary name and suffix of that street with the same suffix, whether the cul-de-sac is straight, curves or meanders. (See Figure 4A)
2. When cul-de-sacs are located in such a manner as to be connected to each other by a straight or arcing street which is more or less perpendicular to an adjoining street alignment forming a "T" intersection, said cul-de-sacs and the connecting street shall be given the same primary street name. (See Figure 4B)
3. When cul-de-sacs approach each other from opposite directions and are on the same alignment but do not join in any manner, they shall be assigned different street names. (See Figure 4C)
4. When two cul-de-sacs are in direct alignment, bisected perpendicularly by a street, the cul-de-sac shall be assigned same street name. (See Figure 4D)
5. When a bubble street less than 100 feet in length is located perpendicular to the primary street and has less than four lots fronting on it, the bubble street shall assume the primary name and address numbering of the street which it adjoins. (See Figure 4E)

D. Private Cul-De-Sacs

1. A private street with four or fewer lots shall not be separately named. Addresses shall be assigned based on

the street from which access to the private street is obtained. However, such assignment shall not be deemed to change the character of the private street or to create any public responsibility, obligation or liability concerning its use or maintenance. (See Figure 4E)

E. Circle, Horseshoe and Loop Streets

1. A circular or horseshoe-shaped street shall not be assigned the same primary street name as that of the principal street it intersects. (See Figure 5A)
2. A horseshoe shaped street may carry the same primary street name, or a new primary street name may occur at natural breaking points such as intersections and knuckles. (See Figure 5A and 5B)
3. In the case of loop streets having only one access, each segment of the loop will bear the same primary street name. (See Figure 5C)
4. When circular streets are segmented into halves or quarters by intersecting streets, the following shall apply:
 - a. No two streets terminating on the same circle shall have the same name. (See Figure 6A)
 - b. If the intersecting streets maintain the same primary street name on both sides of the intersected circle and buildings are to be built along the circular street, then each resulting segment of the circular street shall be assigned a different street name. (See Figures 6B)
 - c. If the intersecting streets maintain the same primary street name on both sides of the intersected circle and no buildings are to be built along the circular

street, then the circular street may maintain the same primary street name. (See Figure 6C)

F. Curvilinear Streets

1. A street which leaves its alignment by not more than 150 feet may retain the name of the original alignment. (See Figure 7A)
2. A street which leaves its alignment by more than 150 feet but returns to its original section alignment, shall use the primary street name of the original alignment. (See Figure 7B)
3. A street which leaves its alignment by more than 150 feet may retain the name of the original alignment if it continues in the same general direction. (See Figure 7C)

VI. ADDRESS ASSIGNMENTS FOR MANUFACTURED HOME PARKS AND RESIDENTIAL AND NON-RESIDENTIAL COMPLEXES

A. Multi-Family Residential Addressing (See Figure 8)

1. All multi—family residential developments shall be assigned an address (street number, direction, street name) corresponding to the appropriate hundred block. The development address shall be called the “Master Site Address or General Address.”
2. All buildings within the development shall have a numerical designation starting at the primary entrance and continuing in a counterclockwise direction, beginning with number one.
3. All units of all buildings shall be provided with a unique unit number.
 - a. If single story, the units shall be numbered in numeric sequence, beginning with number one and continuing in a counterclockwise direction from the primary entrance.
 - b. If multi-story, with less than 100 total units per story for the entire development, a three digit number shall be assigned to each unit starting at the primary entrance and continuing counterclockwise as follows:

B100-B199 for the first level below grade
101-199 for first floor units
201-299 for second floor units
301-399 for third floor units, etc.

NOTE: The corresponding unit numbers shall “line-up”, one above/below the other as follows:

301-399, 3rd floor units are directly above
201-299, 2nd floor units are directly above

101-199, 1st floor

B100-B199 basement level directly below

- c. If multi-story, with more than 100 or more total units per story for the entire development, four digit numbers shall be assigned to each unit starting at the primary entrance and continuing counter-clockwise as follows:

B1000-B1099 for the first level below grade

1001-1999 for the first floor units

2001-2999 for the second floor units

3001-3999 for the third units, etc.

NOTE: The corresponding unit numbers shall "line-up", one above/below the other as follows:

3001-3999, 3rd floor units are directly above

2001-2999, 2nd floor units are directly above

1001-1999, 1st floor

B1000-B1099, basement level directly below

- d. Projects which are large or complex enough to create address requirements that cannot conform to the unit addressing system shall have addresses assigned on a case-by-case basis while holding to as many established standards as possible.

B. Manufactured Home Parks (See Figure 9)

1. A Master Site Address shall be assigned to the primary dedicated street from which the major ingress and egress occurs. The Master Site Address shall be assigned in accordance with the appropriate street name, number and direction of appropriate hundred block range.
2. All manufactured home space numbers/lot numbers

within the development shall have a numerical designation starting at the primary entrance and continuing in a counterclockwise direction beginning with number one.

C. Non-Residential/ Mixed-Use Addressing

1. All separate and distinct non-residential and mixed-use developments having multiple tenant accommodations shall be assigned an address for each development corresponding to the appropriate hundred block. This address shall be called the "Master Site Address" or "General Address."
2. All buildings and/or major divisions within a development shall have an address assigned to the appropriate hundred block. The addition of any other buildings to the development shall require separate building addresses.
3. The building address shall be assigned to the primary street from which the major ingress and egress occurs. Suite numbers shall start at a minimum of 100 if less than 100 suites per floor or 1000 if there are more than 100 suites per floor. When possible, suite numbers shall increase by increments of 10. If suite assignments in increments of 10 are not feasible then use increments of five then two then one. In the case of a development that includes one or more private drives, or on corner lots with a secondary entrance and if all address numbers within the address range for primary access street have been assigned, then addresses shall be assigned, in accordance with Section III, to the public street or private drive which is named in accordance with these Regulations.

4. All units or suites within any building or major division shall be assigned a unique number which represents the level or story of each unit. The first digit, or in the case of an underground unit the first two digits, of a suite shall represent the floor on which the suite is situated. On multi-story buildings, unit numbers shall line up with the unit above and below it. Most in-line retail and warehouse buildings are single story and have less than 100 suites. The address shall be referred to as the "Suite or Unit Address". It shall not be acceptable to use an alphabetic suffix for unit or suite addresses except for the letter B. The letter B shall be used to indicate below grade units (i.e. basement level).

- a. Basement-level addressing shall be assigned in the following manner.

B100-B199 for the first underground level
B200-B299 for the second underground level
B300-B399 for the third underground level, etc.
1001-1999 for the first floor units
2001-2999 for the second floor units
3001-3999 for the third units, etc.

NOTE: The corresponding unit numbers shall "line up" with one above/below the other for each consecutive floor as mentioned above.

D. Directional Signs

1. The City may require the placement of directional signs on development sites where buildings and/or parking placement is obscure from the primary street the building is addressed. Directional signs shall conform to applicable sign regulations.

2. Display requirements

- a. If required, a directional sign shall be placed at each primary entry to the obscured building.
- b. If required, each directional sign shall carry the appropriate addresses or range of addresses and a directional arrow or location instructions as minimal direction information.
- c. During new construction, the assigned address for all residential and commercial development shall be displayed and will be setback 10 feet from the front property line adjacent to the primary entrance. This display shall contain both the street name and assigned addresses.

VII. ADDRESS DISPLAY REQUIREMENTS

A. Size and Placement (See Figures 11 through 14 for illustrations/additional requirements).

1. For single family residential properties it shall be the responsibility of the property owner or developer to permanently attach address numbers or figures a minimum of three and one-half inches in height to all structures located within 50 feet of the front property line prior to occupancy, unless otherwise specified. Accessory structures (i.e., sheds, garages, and similar structures) shall be exempted from this requirement.

When structures are located more than 50 feet from the front property line, numbers shall be a minimum of 6 inches in height. Accessory structures (i.e., sheds, garages, and similar structures) shall be exempted from this requirement.

2. All address numbers for any structure shall be conspicuously displayed in a contrasting color with the background of the structure.
3. All address numbers for any structure must be clearly visible from the street or private drive to which each building and or structure is oriented.
4. All address numbers, building numbers, unit numbers and space/lot numbers shall be directly or indirectly illuminated at night, by street lights, security lights, private lights or other means of adequate illumination.
5. Location of general address numbers, building numbers and unit numbers for residential and non-residential complexes will be subject to Fire Department approval.
6. The general address or site address for residential and

non-residential complexes shall be placed at the primary entrance and shall be setback no closer than five feet and should be no further than 10 feet from the curb line of the street or private drive. Signs that are setback more than 10 feet will be reviewed on a case by case basis. The general address will be illuminated at night.

7. General address displays or signs for residential and non-residential complexes shall be in accordance with applicable state and municipal sign regulations. The address numbers shall be not less than 12 inches in height. Exception: Where general address and address ranges are displayed on a monument or free standing sign, this display may be waived.
8. Manufactured Home Parks shall have a free-standing sign or monument sign with the general/master site address and a site map detailing the locations of every lot/space number in the park. The general/master site address shall be a minimum of 12 inches in height. The site map shall be of sufficient size to easily read from a distance of 5 feet.
9. All building numbers for residential and non-residential complexes must be clearly visible to traffic from the street, parking lot or private drive from which each building is orientated.
10. Building address numbers for residential and non-residential complexes shall be a minimum of twelve inches in height and shall be conspicuously placed and attached to the building. Commercial developments with outside access to individual lease space shall use a minimum of 8 inch numbers for the unit address or suite number.

11. The placement of building numbers for residential and non-residential complexes shall be clear of all visual obstacles such as awnings, trees, covered parking areas or similar sight obstructions.
12. Unit address numbers for residential and non-residential complexes shall be placed near or on the front door.
13. All complexes having parking or access areas provided at the side or rear of a building shall provide additional address numbers placed at the side or rear door area in a manner that is visible from the parking or access area. These numbers shall be a minimum of 12 inches in height. Individual address numbers, suites numbers or lot/space numbers may be a minimum 8 inches in height.
14. All non-residential facilities shall place a second set of address numbers on the rear or side exit door in a contrasting color. These numbers shall be at least 3½ inches high.
15. All non-residential buildings and multifamily dwellings shall have placed and maintained on their uppermost roof the numerals of their street address. The numerals shall contrast in color with their background and be no less than 3 feet in height, with appropriate width and spacing to make them plainly legible from the air. Numerals shall be placed on the roof parallel to the street of legal address. Exception: In major shopping centers and multi-tenant structures, individual businesses will not be required to display the numerals, provided the largest building displays one set of numerals.

16. The general site address where assigned, and address range for commercial complexes shall be displayed on the complex monument or pole sign; in the event two or more street frontages exist, each shall contain the display and shall include street names. Address range numbers shall not be less than 8 inches in height. Site addresses shall be not less than 12 inches in height. This address display shall be illuminated at night.
17. Final approval of any building or unit/suite may be withheld until all required street address numbers have been permanently displayed and a Certificate of Occupancy has been issued by the Department of Building and Safety.

B. Street Sign Requirements

1. Property owners and others who develop property shall be responsible for providing and installing street signs in accordance with applicable municipal sign requirements.
2. Directional signs shall have numbers of not less than 6 inches in height in accordance with the municipal sign requirements.
3. All street signs, including illuminated street signs, shall contain the appropriate hundred block range. In the case of cul-de-sacs, the address range shall be identified.

C. Identification Directory

1. All non-residential and residential complexes shall display a permanent Identification Directory reflecting a scaled replica of the site in accordance with all applicable Fire Department regulations, including 2003 NFPA

1, UFC, Section 10.13 and Fire Ordinance #5667, Section 10.13.1.4, or such later edition as may be adopted by the City from time to time.

2. The directory shall be located on the right side of any entrance driveway, not more than 100 feet from the entrance, but not beyond any diverging drives.
3. The Identification Directory shall indicate the locations of all buildings, amenities, structures and fire hydrants in relation to all streets, driveways and sidewalks located within the complex.
4. The Identification Directory shall be of adequate size so that letters, numbers and similar attributes are easily identifiable. In addition, all directories are to be illuminated at night.
5. The property owner and/or developer shall submit five 8.5 inch x 11 inch copies of the site plan showing all applicable information to the Fire Department for approval prior to construction of the Identification Directory.

D. Non-Conforming Addresses:

1. Any structure subject to these regulations existing on the effective date of this Ordinance which is not in conformance with these standards shall be deemed nonconforming. Any structures made nonconforming by this Ordinance shall, upon written notice given to the owner of record and/or their legal representative, be brought into conformance with this Ordinance within 6 months .

VIII. NEW DEVELOPMENT

A. Tentative Map Review

1. All proposed street names must be submitted by the developer on a separate alphabetical listing and be indicated on the Tentative Map.
2. Street names will be checked for acceptability by the Communication Center of the Las Vegas Fire Department.
 - a. They must conform to the provisions of this document.
 - b. Proposed street names on Tentative Maps shall be submitted to other related government entities for their review.
3. The proposed street names shall be reserved as long as a Tentative Map has not expired.

B. Final Map Review

1. Street names are to be confirmed and are to be placed on the Final Map, including all private street names.
2. The developer must specify any unusual addressing requirements. Street addresses shall not be issued until recordation of the plat.

C. Post-Recording Procedure

1. The property owner and/or developer shall furnish copies of the recorded plats to the appropriate government entities.
2. A master subdivision/site address shall be assigned to all subdivisions. This address shall be unique and will not be duplicated.

3. Address numbers shall be assigned by the appropriate municipality on the recorded plat map and a copy will be returned to the property owner and/or developer.
4. When the Street Address Maps are updated, the local government entity will prepare and send new address updates to all related utility companies and government entities including the GIS Division of the Clark County Department of Information Technology.
5. New street names and address ranges will be entered into a street directory that will be maintained by the local government entity.

D. Non-Subdivision Developments

1. Address numbers will be assigned through the building permit review process in accordance with these Regulations.
2. The property owners and/or developers of residential and non-residential complexes which are not from a recorded plat shall submit site plans indicating the location of all buildings, structures, amenities, units, lease spaces, future building sites or any other similar attributes.
3. The local government entity will prepare and send new address updates to all related utility companies and government entities including the GIS Division of the Clark County Department of Information Technology.
4. All non-residential complexes with multiple addresses shall display address ranges on primary development signs.

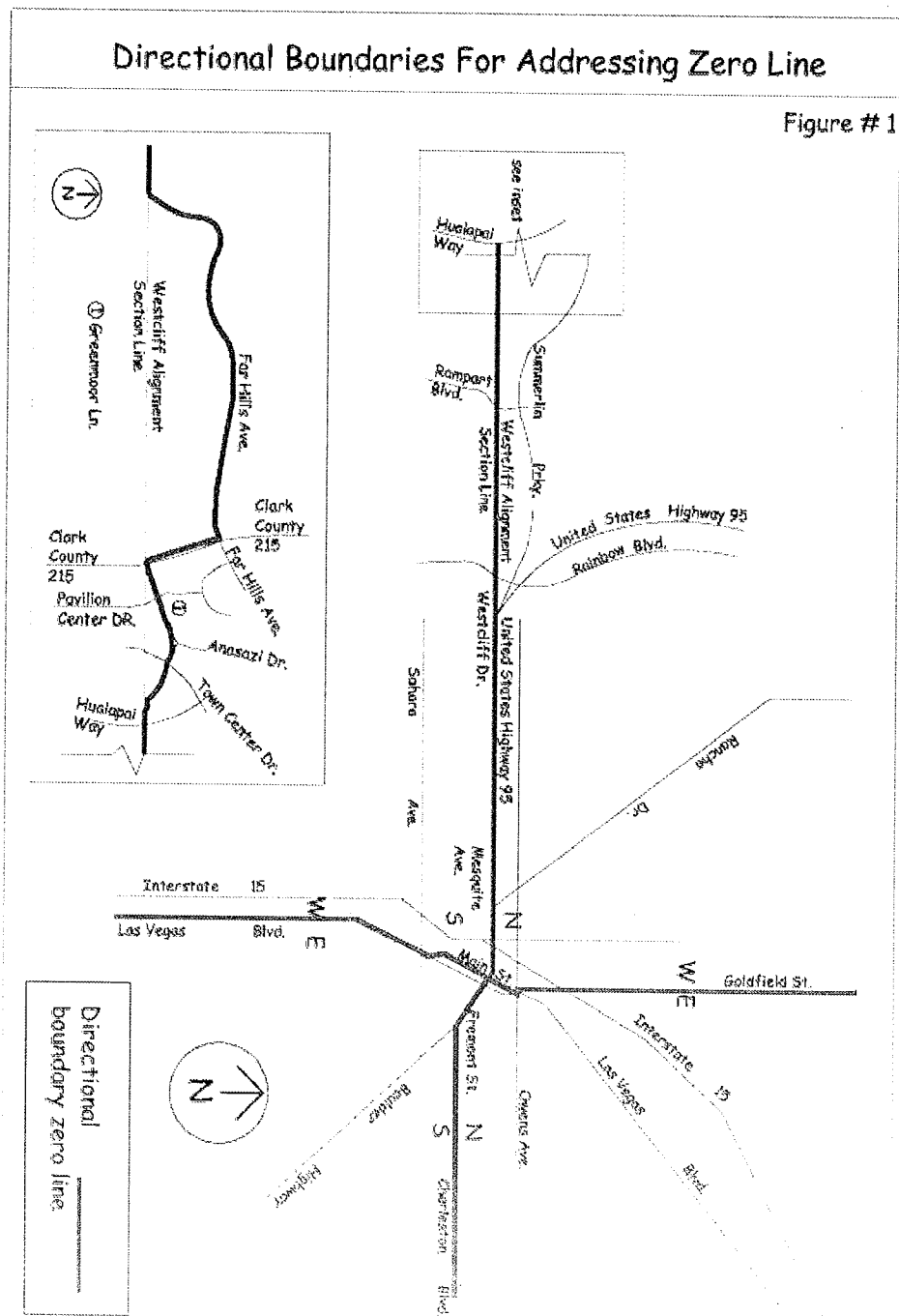
E. Permit Approval

1. Assigned address numbers are required on all new building permits and utility connection applications.

F. Address for Utility Services

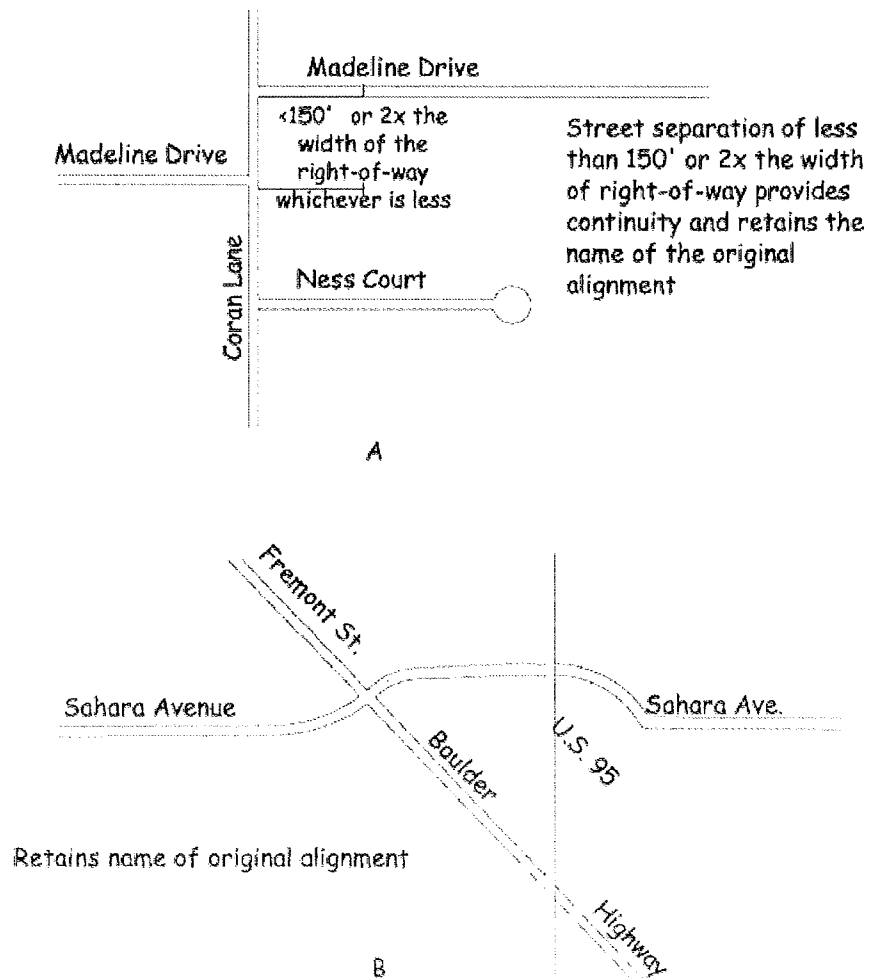
1. In order to apply for any utility service for a construction office, sales office or other structure at the time of construction, the property owner or developer must demonstrate evidence of a correct legal address.

IX. FIGURES



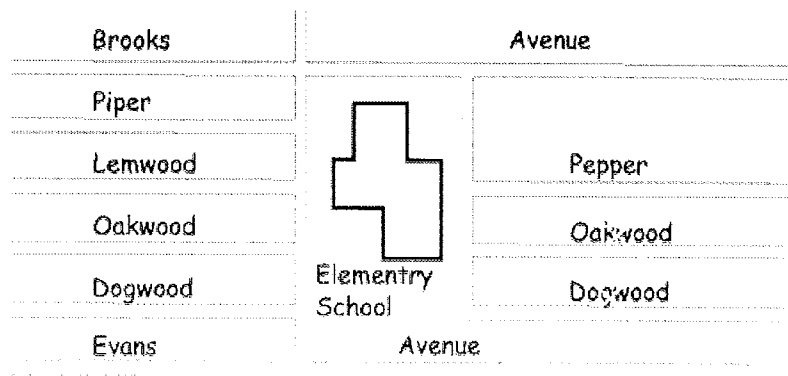
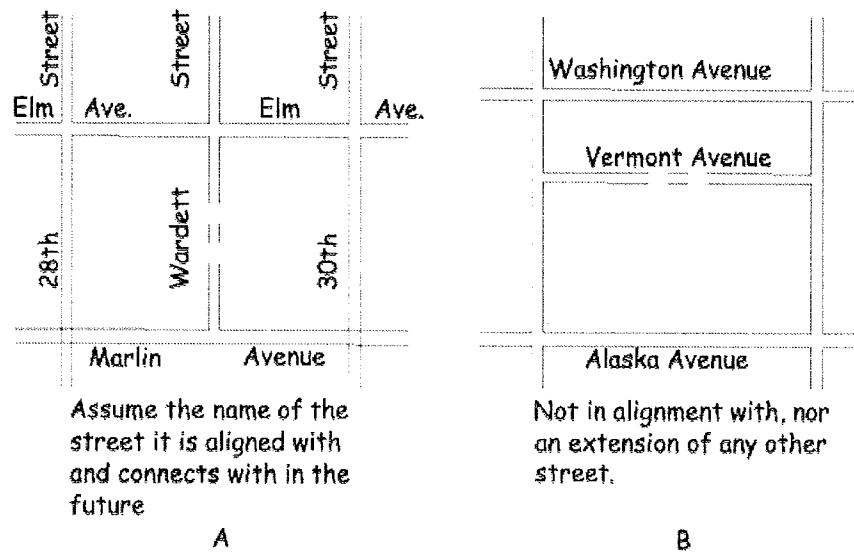
Offset Alignments

Figure # 2



Straight Streets

Figure # 3

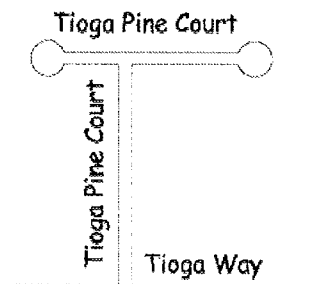
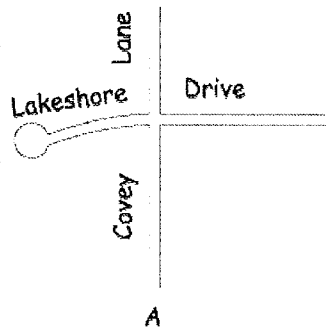


Existing Street name cannot be assigned to a different alignment or be assigned if it will not connect in the future

Proposed Streets
Existing Streets

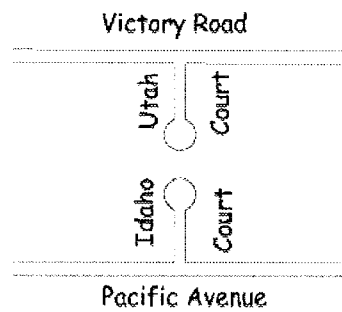
Cul-De-Sacs & Bubbles

Figure # 4

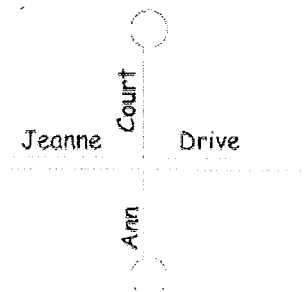


Connecting segment
bears no buildings
have the same name

B

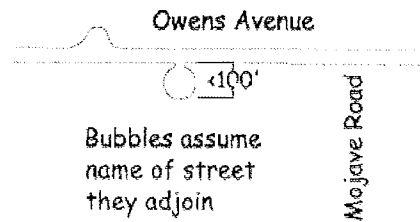


C



Connecting cul-de-sacs to
have one name

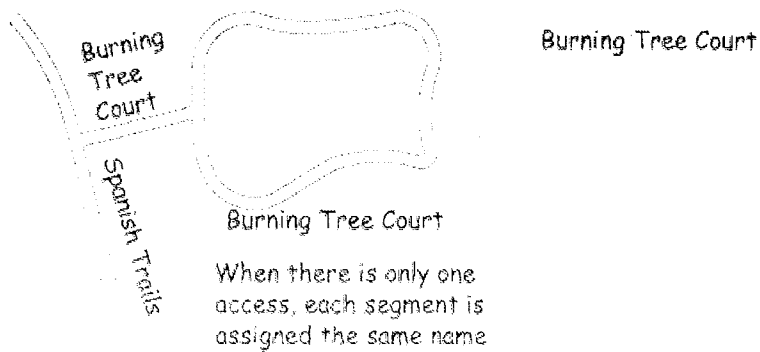
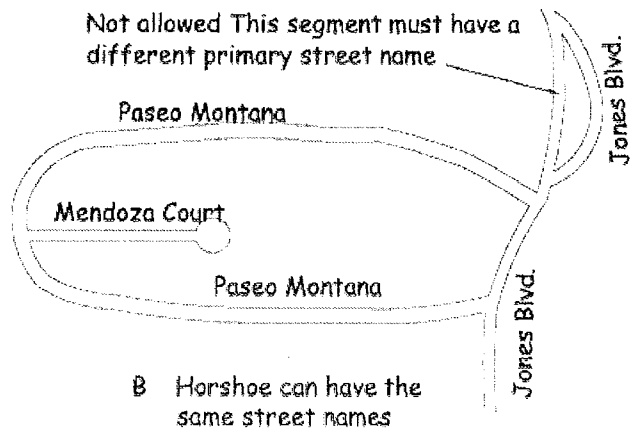
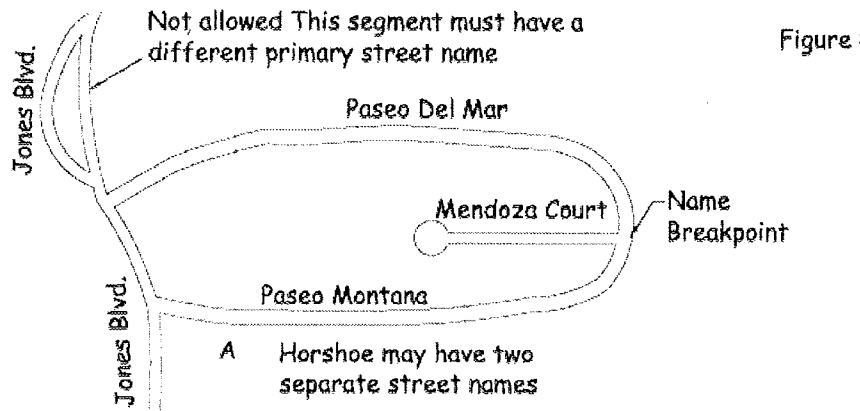
D



E

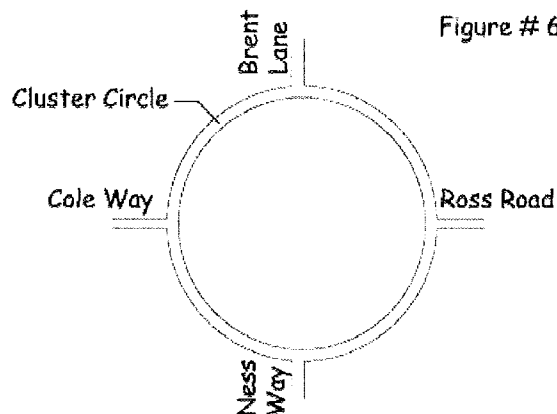
Horseshoes & Loops

Figure # 5



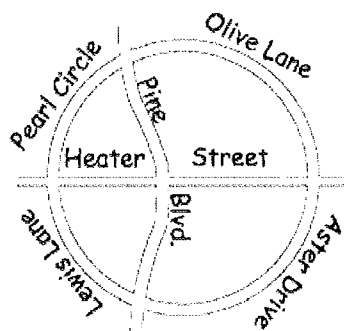
Circles & Loops

Figure # 6



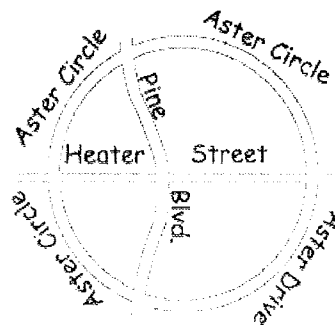
Circular or
horseshoe-shaped streets
shall not have the same
street name as that of the
principal street it
intersects

A



When buildings are on
looped roads street name
changes at breaking points

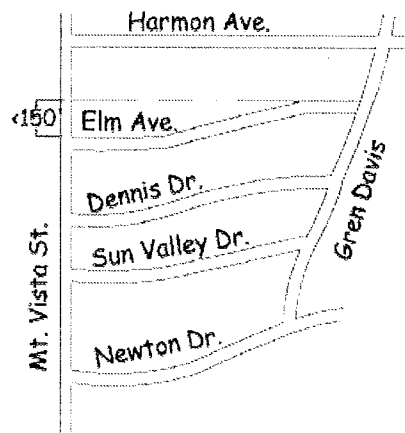
B



C

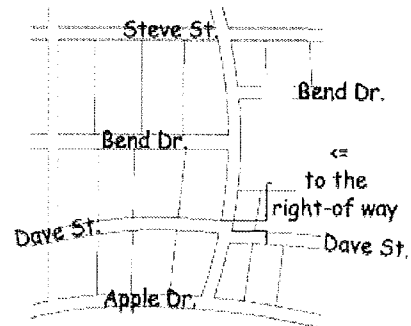
When no buildings are
on looped roads street
name remains the same

Curvilinear Streets



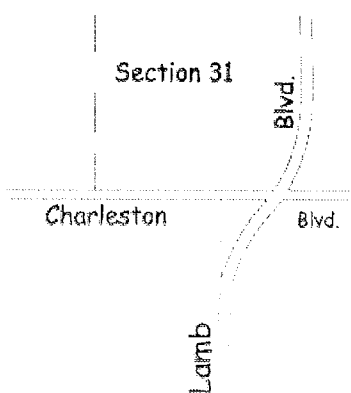
If the alignment is less than 150 feet the name remains the same

A



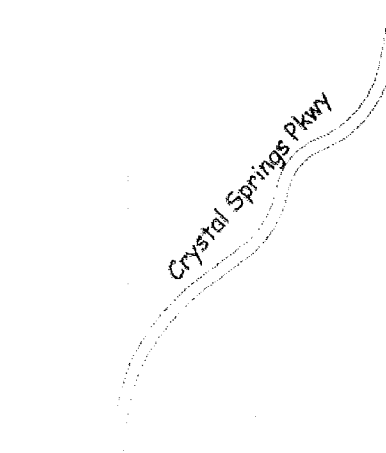
In a residential development if the alignment is equal to or less than the right-of-way, the name may remain the same

B



If street returns to section alignment the street name remains the same

C



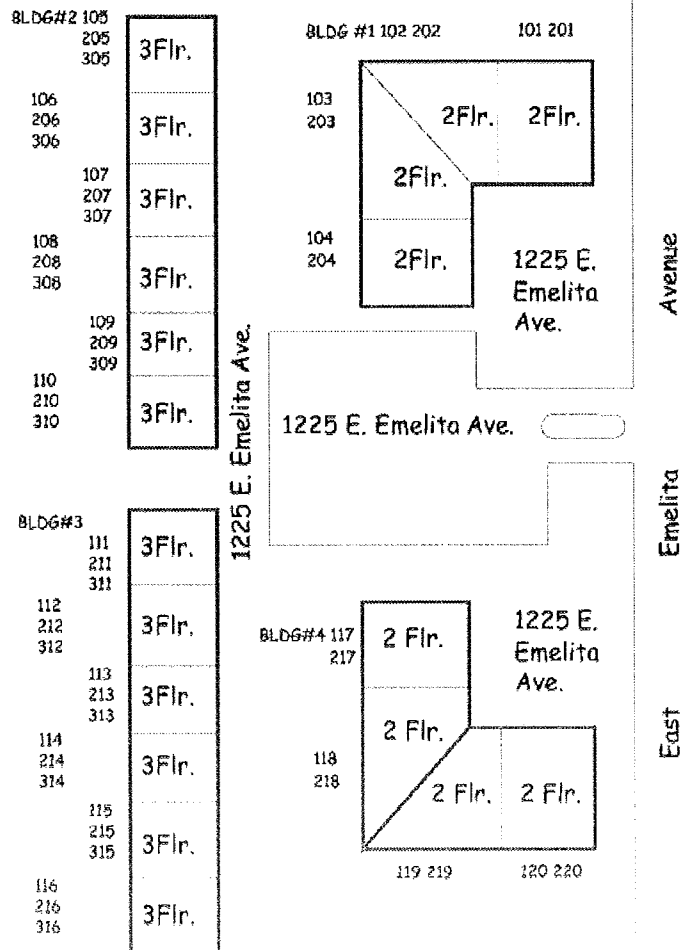
Original alignment cannot be extended

D

Figure # 7

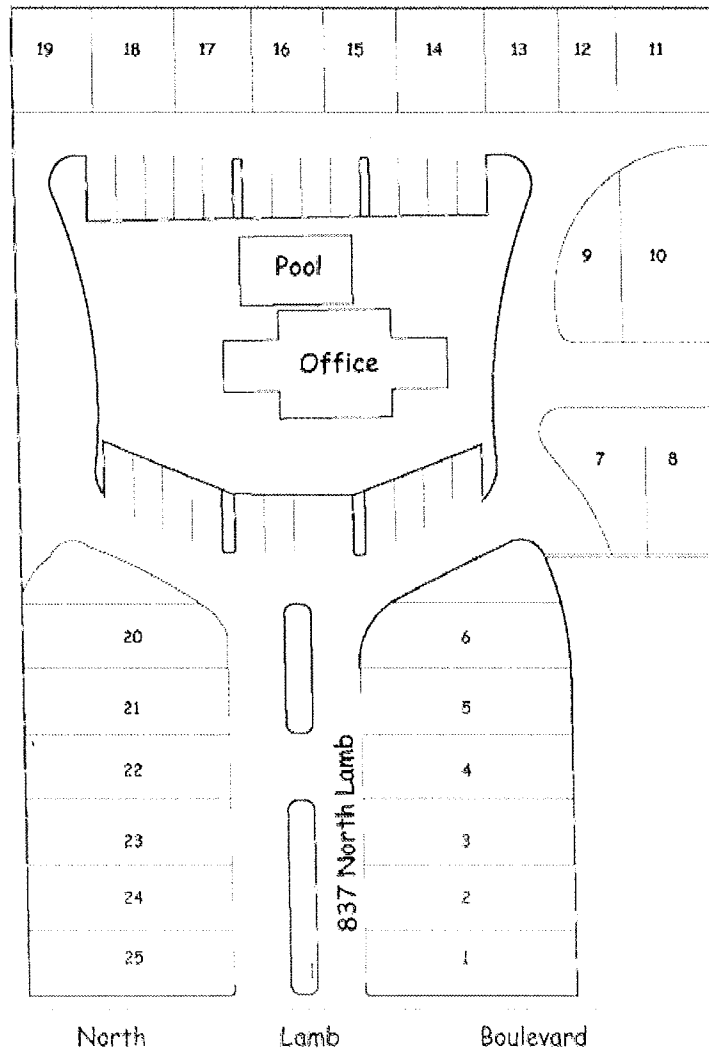
Multi-Floor Residential Addressing System

Figure # 8



Manufactured Home Park Addressing System

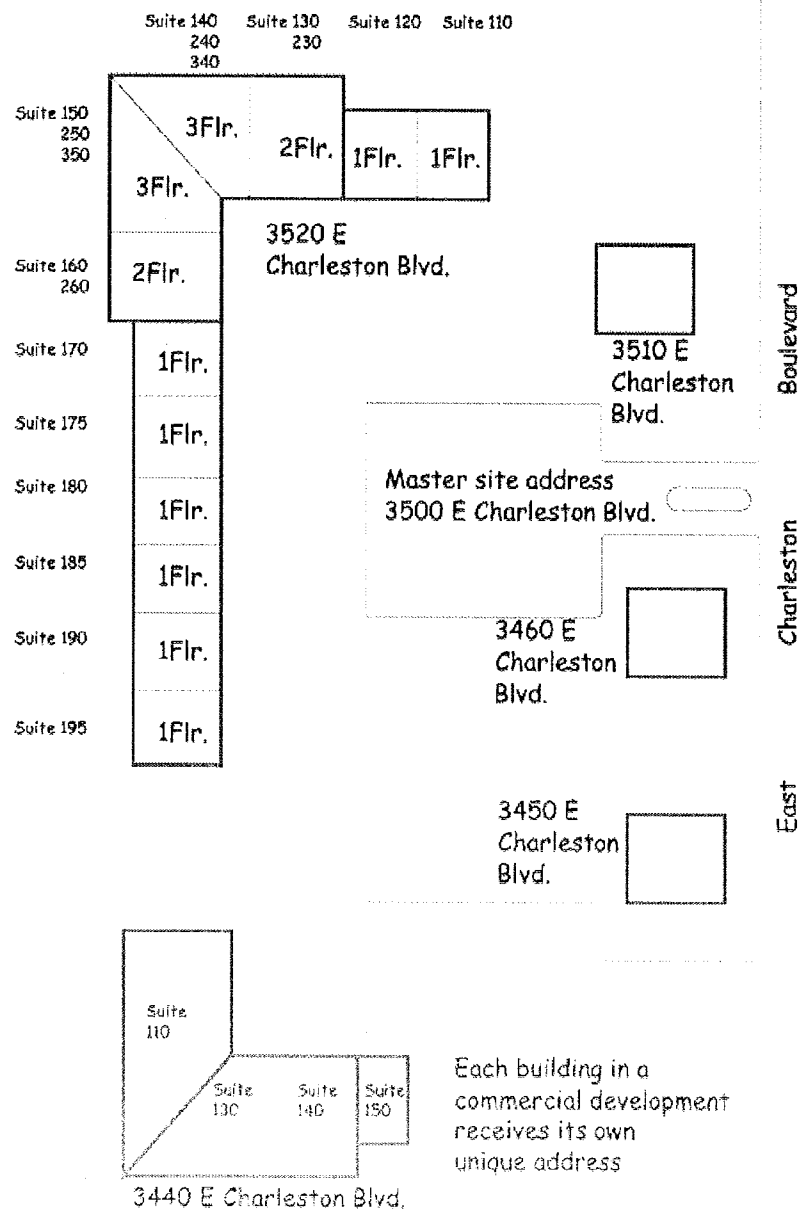
Figure # 9



Manufactured Home Park receive one master address. Lots/space numbers are assigned from the primary entrance in a counter clockwise sequence starting from left to right. The office/club house receives the same address as the master site address.

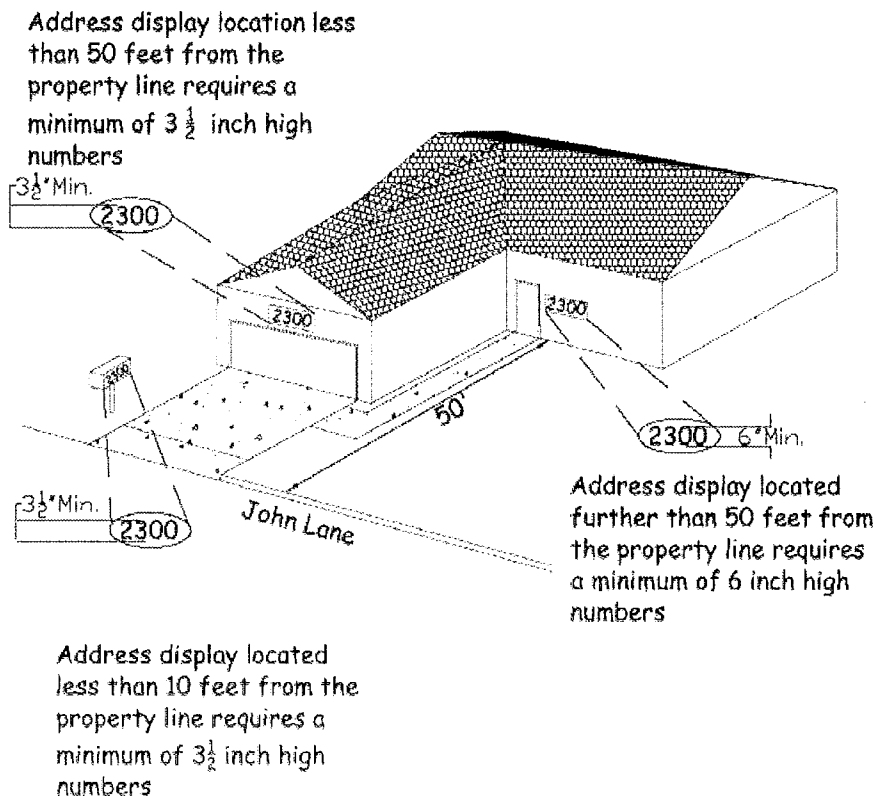
Single and Multi-Floor Commerical Addressing System

Figure # 10



Address Display Requirements for Single Family Residential

Figure # 11

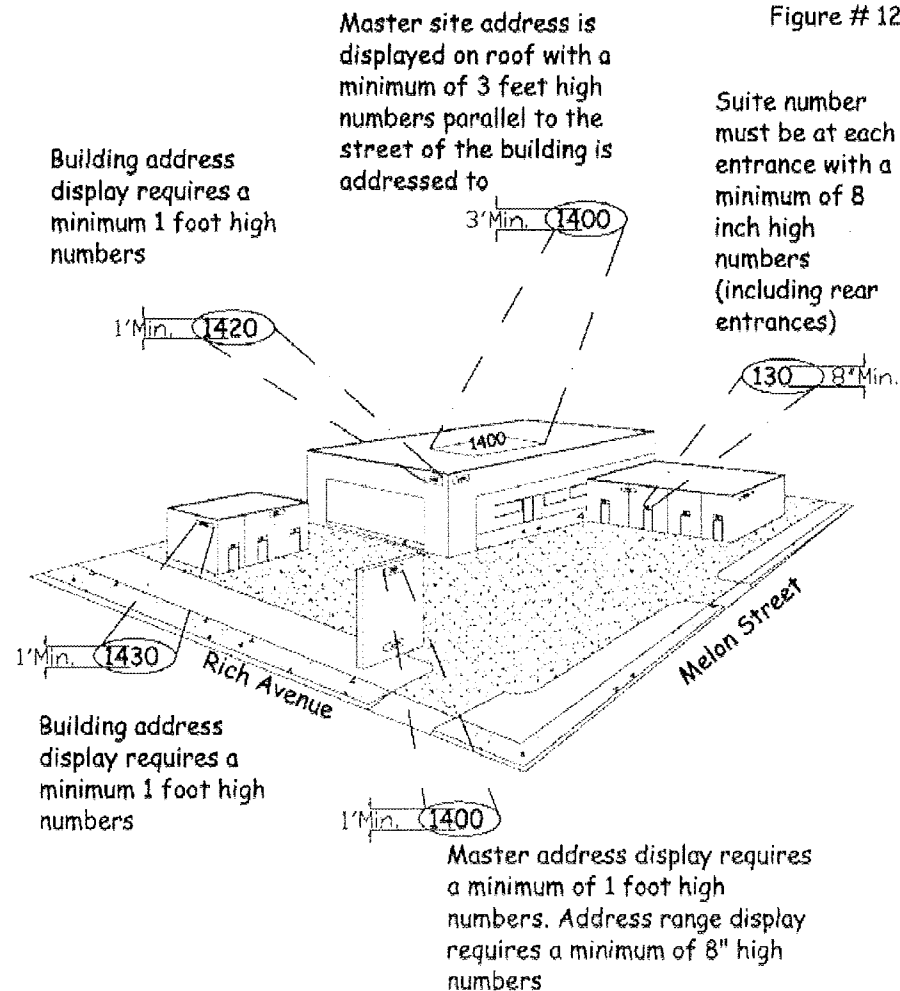


Requirements:

- Addresses must be displayed on both sides of the mailbox, if there is one on the lot
- Place address so it is visible from the street in both directions
- Contrast the color of the address numbers from the address background
- Eliminate the address directly or indirectly so it is visible at night
- Place address clear of landscape and visual obstructions

Address Display Requirements for Commercial Complexes

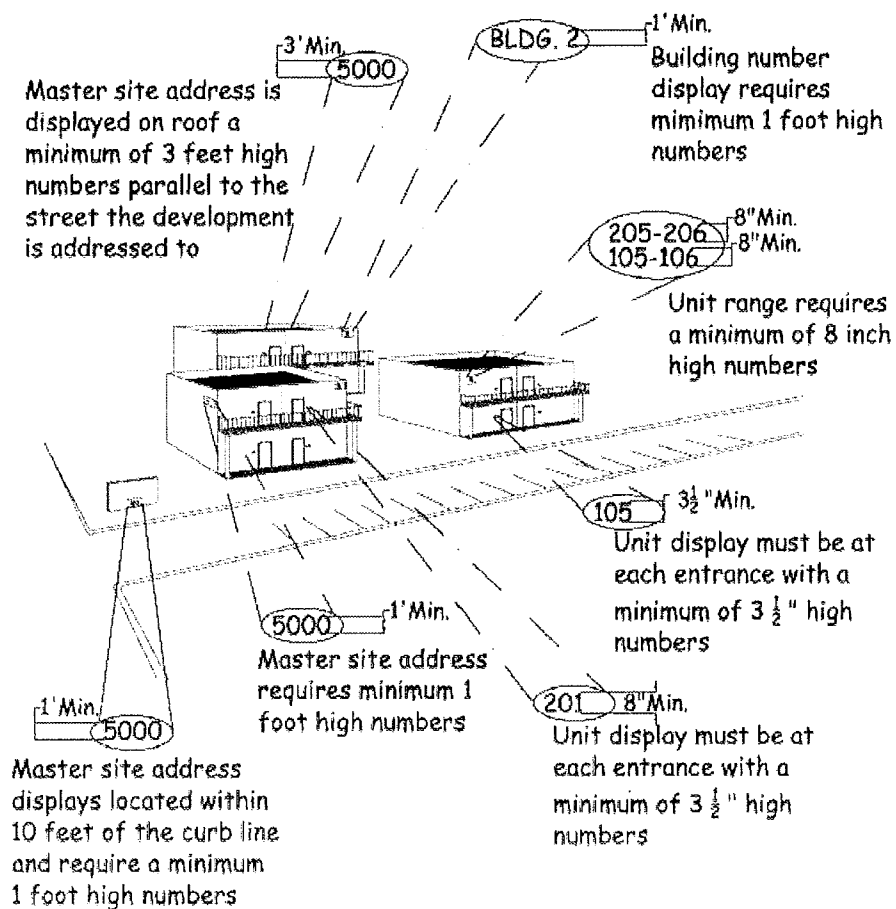
Figure # 12



- Requirements:**
- General//Master site address or address range must be displayed on the freestanding sign, if there is one on the lot and on at least one location on each building
 - Place address so it is visible from the street in both directions
 - Contrast the color of address and suite numbers with the color of the background
 - Illuminate the address and unit numbers directly or indirectly so they are visible at night
 - Place address and unit numbers clear of landscaping and visual obstructions
 - Suite address displays must be at every entrance

Address Display Requirements for Mixed Use and Multi-Family Complexes

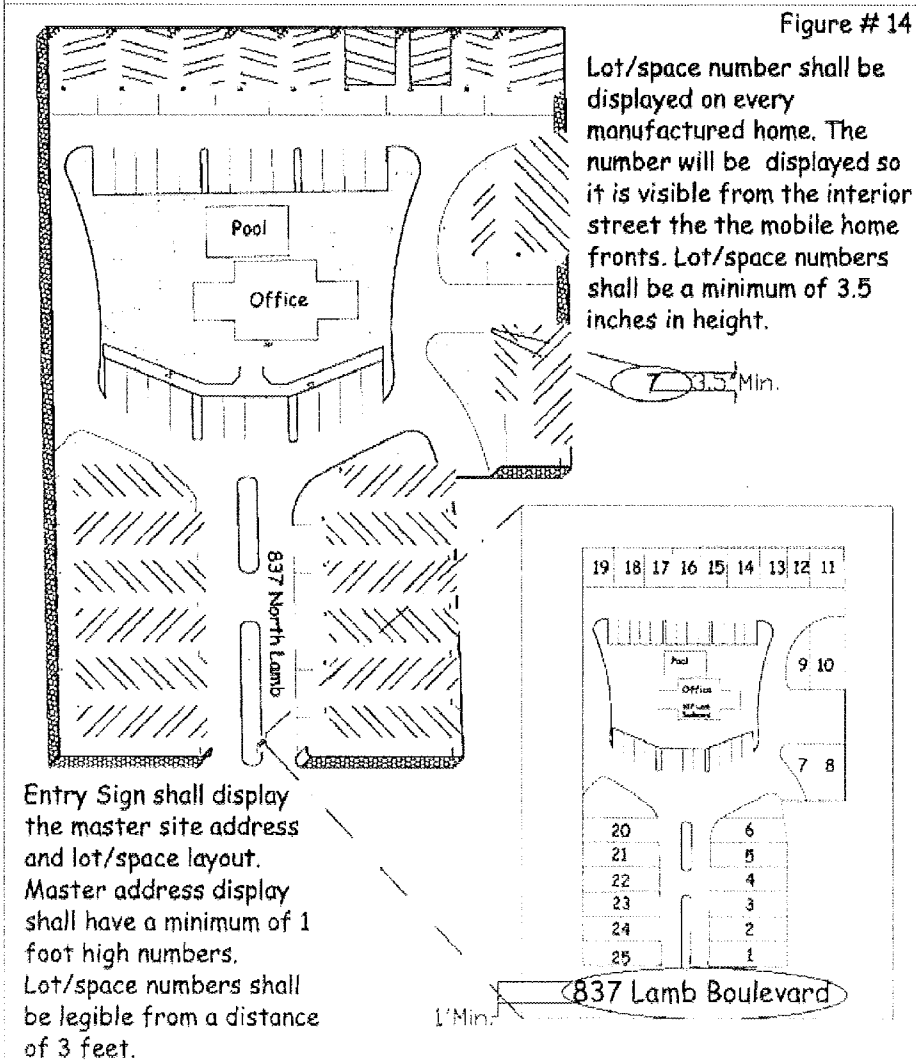
Figure # 13



Requirements:

- General/Master site address must be displayed on the freestanding sign, if there is one on the lot and on at least on location on the building
- Place the general/master site address so it is visible from both directions
- Contrast the color of address and unit numbers with the color of the background
- Illuminate the address and unit numbers directly or indirectly so they are visible at night
- Place General/Master site address and unit numbers clear of landscaping and visual obstructions
- Unit address displays must be at every entrance

Manufactured Home Park Addressing Display Requirements



Manufactured Home Parks receive one master address; Lot/space numbers are assigned from the primary entrance in a counter clockwise sequence. When there is a single office/clubhouse then that structure receives the same address as the master site address. When there is more then one office/clubhouse then the office at the primary entry receives the master site address and all remaining offices receive an address within the proper street address range of the main entry.



CITY OF LAS VEGAS

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